

Receiving No. 28978

MORTGAGE RECORD 91

Reg. No. 5043
Fee Paid, \$ 3.50

STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 16 day of July A. D. 1946, at 2:40 o'clock P. M.
By Harold A. Eby Register of Deeds.
Deputy.

THIS INDENTURE, Made this 16th day of July, in the year of our Lord, one thousand nine hundred and forty six between Glenn A. Moody and Eva Moody, husband and wife of Lawrence in the County of Douglas and State of Kansas part ies. of the first part, and The Lawrence Building and Loan Association part y of the second part.

WITNESSETH, That the said part ies of the first part, in consideration of the sum of Fourteen Hundred and no/100 DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha ve sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said part y of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

South Forty-two (42) feet of Lot Thirty-nine (39) and the North Forty-four (44) feet of Lot Forty-one (41) on Rhode Island Street in the City of Lawrence, Kansas

with the appurtenances and all the estate, title and interest of the said part ies of the first part therein. And the said part ies of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner s of the premises above granted, and seced of a good and indefeasible estate of inheritance therein, free and clear of all incumbrance except a mortgage given to the Lawrence Building and Loan Association for \$3000.00 dated Mar. 5, 1946 and recorded on Mar. 12, 1946 in Book 91 at Page 261-Douglas Co., Kans

It is agreed between the parties hereto that the part ies of the first part shall at all times during the life of this indenture, pay all taxes or assessments that may be levied or assessed against said real estate when the same becomes due and payable, and that they will keep the buildings upon said real estate insured against fire and tornado in or by such insurance company as shall be specified and directed by the part y of the second part, the loss, if any, made payable to the part y of the second part to the extent of 100% interest. And in the event that said part ies of the first part shall fail to pay such taxes when the same become due and payable and to keep said premises insured as herein provided, then the part y of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Fourteen Hundred and no/100 DOLLARS, according to the terms of certain written obligation for the payment of said sum of money, executed on the day of the month of the year 1946.

And this conveyance shall be void if such payment be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or any part thereof or any obligation created thereby, or if the taxes on said real estate are not paid when the same become due and payable or if the insurance is not kept up, as provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said part y of the second part to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the part y of the second part, on demand, to the first part ies.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation therein contained, and all benefits accruing therefrom shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, The part ies of the first part ha ve hereunto set their hand and seals the day and year last above written.

Glenn A. Moody (SEAL)
Eva Moody (SEAL)
(SEAL)
(SEAL)

STATE OF Kansas } ss.
County of Douglas }
BE IT REMEMBERED, That on this 16th day of July A.D. 1946, before me, a Notary Public in the aforesaid County and State, came Glenn A. Moody and Eva Moody, husband and wife (SEAL) to me personally known to be the same person s who executed the foregoing instrument and duly acknowledged the execution of the same. IN WITNESS WHEREOF, I have hereunto subscribed my name, and affixed my official seal on the day and year last above written. My commission expires on the 21st day of April, 1950. L. E. Eby Notary Public.

RELEASE I, the undersigned owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorize the Register of Deeds to enter the discharge of this mortgage of record. Dated this 24th day of July 1947.

Attest: Imogene Leland asst. Secretary (Copy Seal)
H. C. Chumman President Mortgagee
Ownee.

This release was written on the original mortgage and entered this 24th day of July 1947. Harold A. Eby Reg. of Deeds Deputy